



103 Islingword Road Brighton, BN2 9SG
Freehold For Sale
£330,000

103 Islingword Road
Brighton, BN2 9SG

Investment

FOR SALE

895 sq ft
(83.15 sq m)

- Mixed Use property
- Ground & Lower Ground Floor office/shop
- One bedroom First Floor Flat
- Residential unit is currently tenanted
- Freehold investment
- Residential location

103 Islingword Road, Brighton, BN2 9SG

Summary

Available Size	895 sq ft
Price	£330,000
Rateable Value	£4,200
EPC Rating	E (104)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop	545	50.63	Available
Lower Ground - 2 rooms	350	32.52	Available
Total	895	83.15	

Description

A rare opportunity to acquire a mixed use freehold in Hanover. Comprising of an E class commercial unit on ground & lower ground floors with self-contained 1 bedroom flat on the first floor. The commercial accommodation comprises of a dual aspect ground floor area with kitchenette plus toilet facility, stairs lead to the lower ground floor which is currently set out as 2 rooms.

Entry to the flat is via its own entrance on Islingword Street, stairs lead to the first floor with a bathroom, bedroom and open plan lounge kitchen & stairs lead to a loft room.

Shop
Vacant Possession.

Flat
Let on a rolling month by month contract at a rent of £1,000 pcm. 2 months notice period from landlord and one month's notice from the tenant.

Council Tax Band: A

EPC: Shop - 104 E

EPC: Flat - 39 E

Location

Situated in Hanover on a corner positioning on Islingword Road and Islingword Street. The property provides easy access to the city centre and The Level Recreation Park.



Viewing & Further Information



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